

PROPOSED SITE PLAN
SCALE 1" = 20'

CAREY PROPERTY MANAGEMENT
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125 EAST MAIN ST, SUITE 104
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21XXX 81st DR NE, ARLINGTON, WA 98223
TAX ID #00776800002300

PARCEL A:
LOT 23, KENT PRAIRIE ESTATES, AS PER PLAT RECORDED IN VOLUME
49 OF PLATS, PAGES 240 AD 241, RECORDS OF SNOHOMISH COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PARCEL B:
A NON-EXCLUSIVE EASEMENT OVER THE EAST APPROXIMATELY 50 FEET OF THE SOUTH APPROXIMATELY 210 FEET OF LOT 23, PLAT OF KENT PRAIRIE ESTATES AS MORE PARTICULARLY SHOWN ON THE EAST OF THE PLAT FOR INGRESS, EGRESS, ACCESS, AND UTILITIES.

L1 - PROPOSED SITE PLAN
L2 - LANDSCAPE PLANTING PLAN
L3 - LANDSCAPE NOTES & DETAILS

PROPOSED SITE PLAN

MARY CAREY ARLINGTON APARTMENTS

21XXX 81st DRIVE NE

ARLINGTON, WA

WASHINGTON

SNOHOMISH COUNTY



STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER

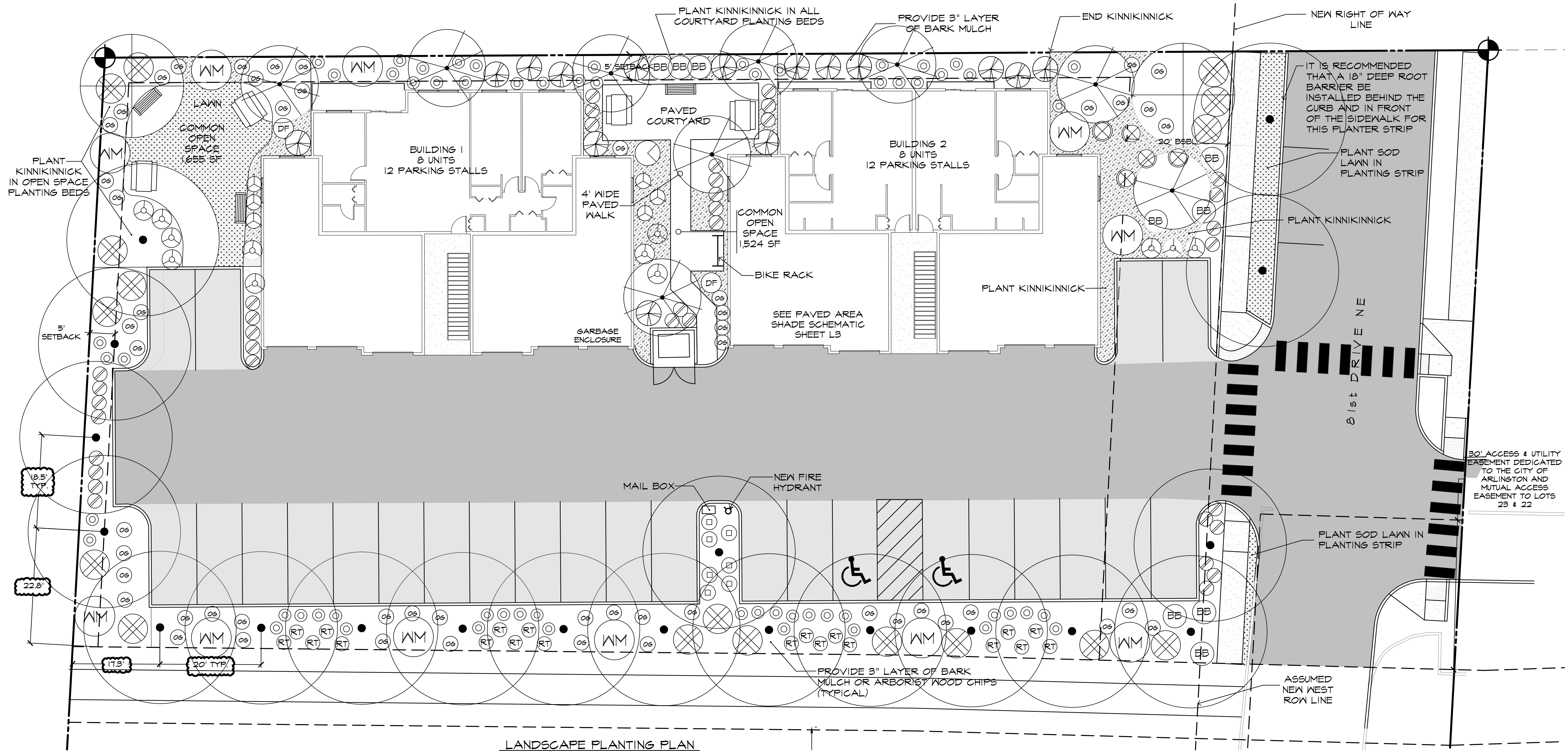
CAREY

SHEET NUMBER

L1 OF 3

APRIL 18, 2022

SEC 25, TWP 28 N, RGE 4 E, WM



LANDSCAPE PLANTING PLAN
SCALE 1" = 10'

AREA NOTES

- AREAS CALCULATED ON SITE WEST OF NEW 81st DRIVE NE ROW LINE
1. ON-SITE PAVEMENT, INCLUDING THE ADJACENT CURBS IS ABOUT 10,714 SF. PAVEMENT SHADING EQUALS 2,883 SF. REQUIRED PAVEMENT SHADING IS 20% MINIMUM OR 2,117.4 SF. PROPOSED PAVEMENT SHADING EQUALS 26.4%.
2. THE GROSS SITE AREA EQUALS 61,718 SF. REQUIRED OPEN SPACE EQUALS TO 5% OF THE SITE AREA OR 3,086 SF. PROPOSED OPEN SPACE IS 3,114 SF.
3. WE RECOMMEND THAT AN 18" DEEP ROOT BARRIER BE PLACED BEHIND THE CURB FOR ALL PAVEMENT AREAS ON SITE.

FIXTURE SCHEDULE

	BENCH	QTY 3
	PICNIC TABLE	4
	BIKE RACK	1
	MAIL BOX	1

LANDSCAPE PLANTING SCHEDULE

SYMBOL	BOTANICAL and COMMON NAME	SIZE	QUANTITY	SPACING	EVER / DECID / NATIVE
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TREES

	ACER CIRCINATUM	VINE MAPLE	5' STEM MIN SUM OF STEMS TO EQUAL 3" MINIMUM	1	AS SHOWN	DECIDUOUS / NATIVE
	ACER RUBRUM	RED MAPLE	2" MIN. AT 6" ABOVE GRADE	14	AS SHOWN	DECIDUOUS
	THUJA PLICATA	WESTERN RED CEDAR	8' MINIMUM	2	AS SHOWN	EVERGREEN / NATIVE

SHRUBS

	ABELIA GRANDIFLORA	ABELIA	3 GAL	5	AS SHOWN	EVERGREEN
	ARBUTUS UNEDO	DWARF STRAWBERRY TREE	3 GAL	15	AS SHOWN	EVERGREEN
	CEANOTHUS 'VICTORIA'	VICTORIA CALIFORNIA LILAC	3 GAL	1	AS SHOWN	EVERGREEN / NATIVE
	CORNUS SERICEA	RED TWIG DOGWOOD	1 GAL	20	AS SHOWN	DECIDUOUS / NATIVE
	EUONYMUS ALATUS	BURNING BUSH	3 GAL	4	AS SHOWN	DECIDUOUS
	GALThERIA SHALLON	SALAL	1 GAL	60	AS SHOWN	EVERGREEN / NATIVE
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	2 GAL	54	AS SHOWN	EVERGREEN / NATIVE
	MYRTICA CALIFORNICA	PACIFIC MAX MYRTLE	5 GAL	11	AS SHOWN	EVERGREEN / NATIVE
	FRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	3 GAL	31	AS SHOWN	EVERGREEN / NATIVE
	PHILADELPHUS LEWISII	WILD MOCK ORANGE	3 GAL	17	AS SHOWN	DECIDUOUS / NATIVE
	RIBES SANGUINEUM	RED FLOWERING CURRANT	MIN. 18"	6	AS SHOWN	DECIDUOUS / NATIVE
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL	7	AS SHOWN	EVERGREEN / NATIVE
	VIBURNUM TINUS	'SPRING BOUQUET' VIBURNUM	3 GAL	12	AS SHOWN	EVERGREEN
	VIBURNUM TOMENTOSUM	DOUBLE FILE VIBURNUM	3 GAL	2	AS SHOWN	DECIDUOUS

GROUND COVER

	ARCTOSTAPHYLOS UVA-URS	KINNIKINNICK	4" POT	1968	18" O.C.	ABOUT 2,883 SF
	GRASS LAWN	INSTALL SOD LAWN IN AREAS SHOWN.				ABOUT 1,071 SQUARE FEET

BY	CK
SRK	JEP
SRK	JEP
SRK	JEP
SRK	JEP

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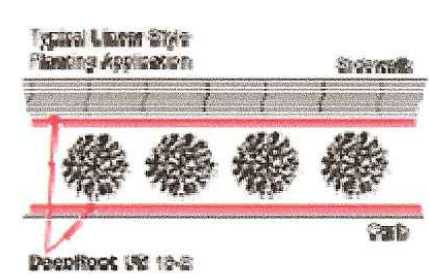
L2 OF 3

APRIL 18, 2022

Deep Root Partners, L.P. www.deeproot.com 1-800-458-7668

DeepRoot
Urban Landscape Products

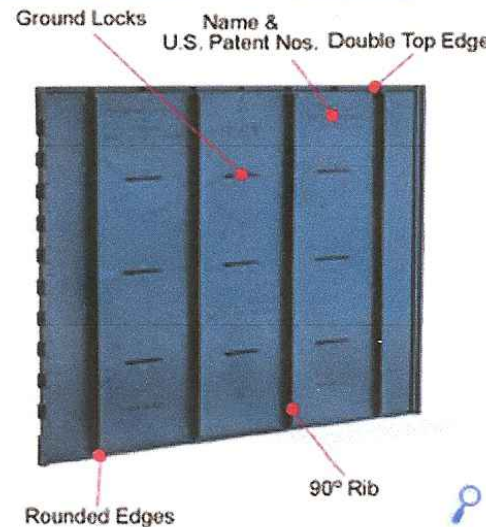
18" Universal Barrier - UB 18-2



Applications : Linear, Surround & Root Pruning

18" high x 24" wide panels for Linear Applications, Surround Applications and Root

Pruning. Our UB 18-2 panels include our patented, integrated zipper joining mechanism for easy assembly. The 18" height is ideal for protection from invasive roots in sidewalk, driveway, patio and many other planting situations.



Features

- Instant assembly-Slide one panel into the next
- Universal Barrier - Use either in linear or surround application
- Sizing adjustable in 2' modules
- 1/2 inch raised 90° molded root deflecting ribs
- Patented ground lock tabs to prevent lifting by tree
- Patented double top edge for strength, safety, appearance and root overgrowth protection
- Manufactured in USA with 50% post-consumer recycled plastic
- DeepRoot products are patented under one or more of the following U.S. Patents : 5,070,642; 5,305,549 and 5,528,857.

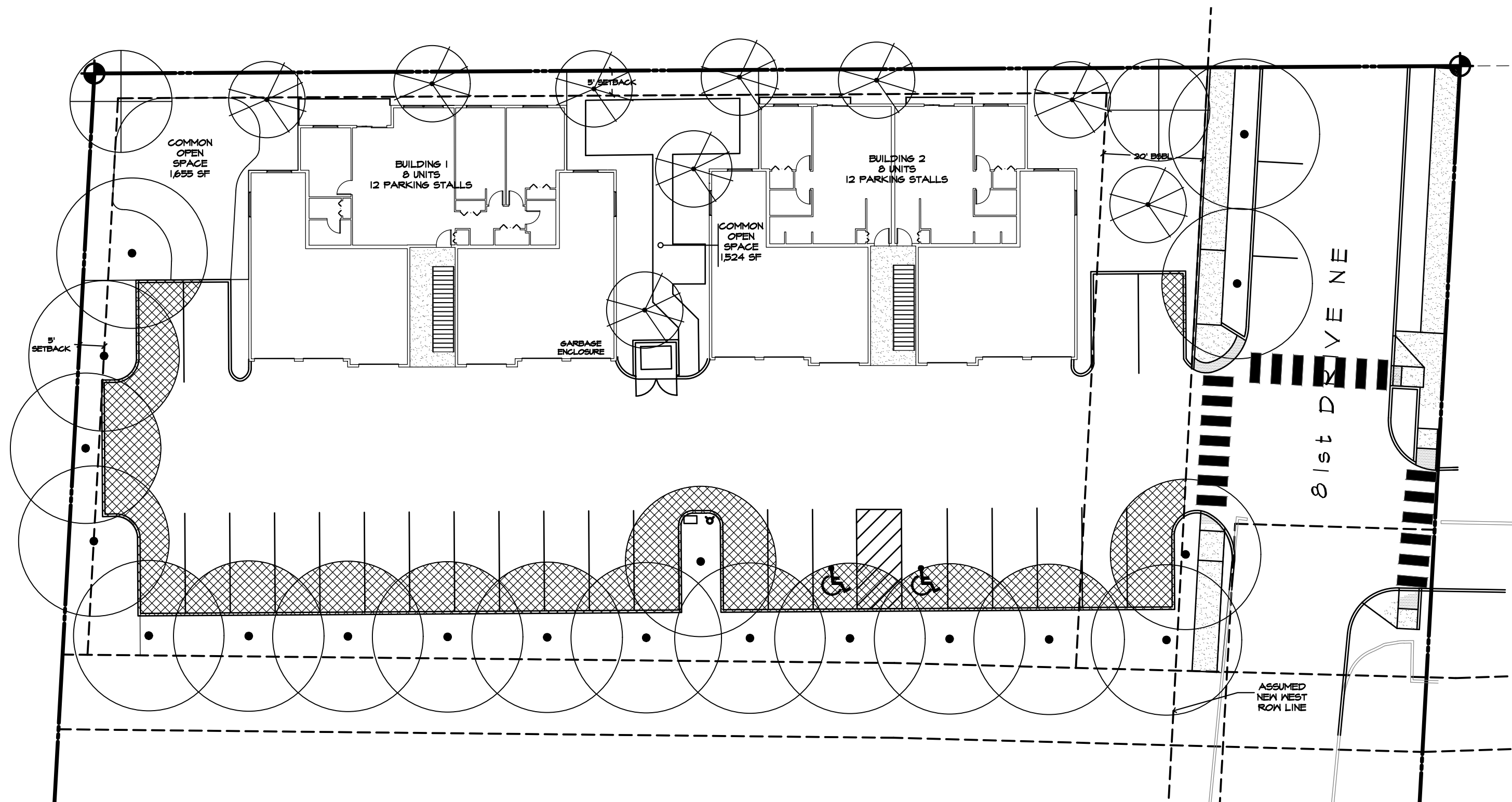
Panel Dimensions

UB 18-2: 18"H x 24"W (46cm x 61 cm)

Material and Manufacturing Process :

- Copolymer Polypropylene of 0.080" (2.032 mm) thickness
- 50% Post-consumer recycled plastic
- Injection molded
- ISO 9002 certified
- Made in USA

SEC 25, TWP 28 N, RGE 4 E, WM



PAVED AREA SHADE SCHEMATIC
SCALE 1" = 20'

AREA NOTES

AREAS CALCULATED ON SITE WEST OF NEW 81st DRIVE NE ROW LINE

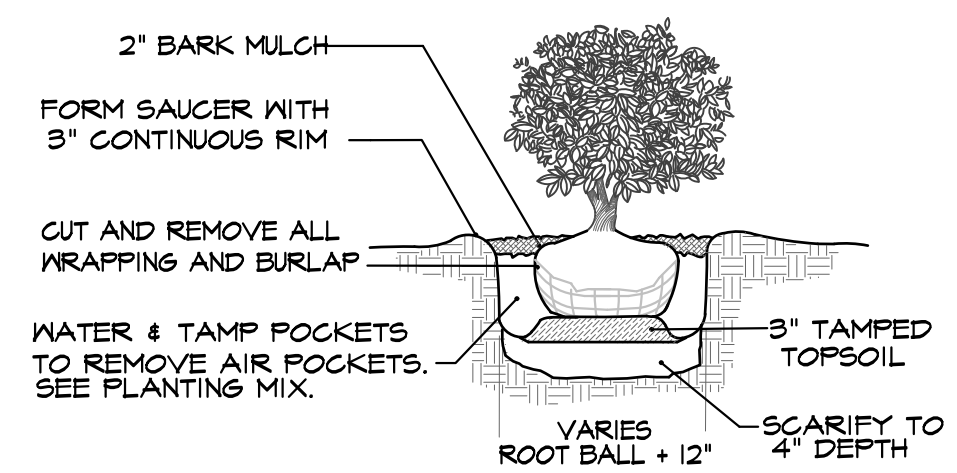
1. ON-SITE PAVEMENT, INCLUDING THE ADJACENT CURBS IS ABOUT 10,714 SF. PAVEMENT SHADING EQUALS 3,011 SF. REQUIRED PAVEMENT SHADING IS 20% MINIMUM OR 2,147.4 SF. PROPOSED PAVEMENT SHADING EQUALS 28.10%.

2. THE GROSS SITE AREA EQUALS 61,770 SF. REQUIRED OPEN SPACE EQUALS TO 5% OF THE SITE AREA OR 3,089 SF. PROPOSED OPEN SPACE IS 3,174 SF.

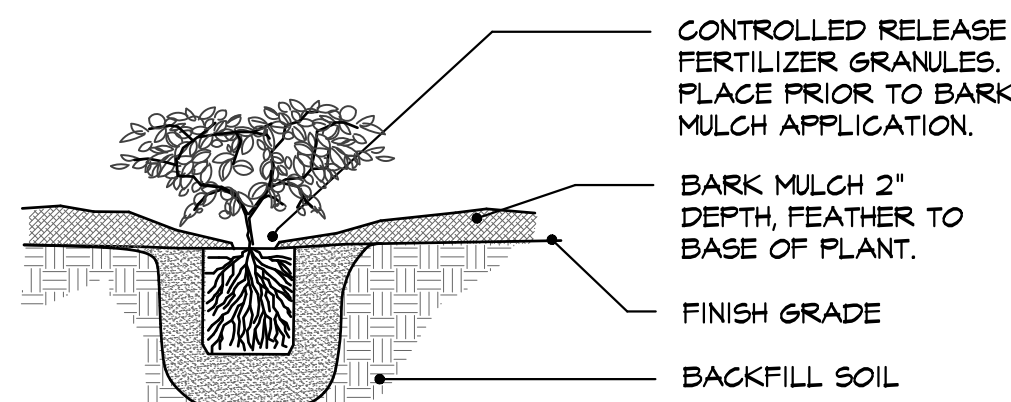
3. WE RECOMMEND THAT AN 18" DEEP ROOT BARRIER BE PLACED BEHIND THE CURB FOR ALL PAVEMENT AREAS ON SITE.

LANDSCAPE NOTES

- ALL TECHNIQUES AND METHODS USED DURING CONSTRUCTION OF THE LANDSCAPE PORTION OF THIS PROJECT SHALL BE OF THE FIRST QUALITY AS COMPARED TO THE STANDARDS OF THE INDUSTRY. ALL ASPECTS OF THIS WORK WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT AND CITY OF ARLINGTON.
- COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR THAT PORTION OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, RUBBISH AND AND EXCESS MATERIAL INCURRED BY THIS PROJECT.
- DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING.
- VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO PLAN INSTALLATION. NO TREES SHALL BE PLANTED CLOSER THAN 5 FEET TO UNDERGROUND UTILITIES IF AT ALL POSSIBLE.
- VERIFY EXISTING GRADING IN FIELD PRIOR TO CONSTRUCTION. IF CONDITIONS ARE OTHER THAN EXPECTED, CONTACT THE ARCHITECT IMMEDIATELY.
- EXISTING TOPSOIL SHOULD BE STRIPPED FROM CONSTRUCTION LOCATIONS, SAFELY STORED ON SITE, AND REUSED IN PLANTING BED PREPARATION. AUGMENT WHERE NECESSARY WITH "STERICO", PACIFIC TOPSOILS WINTERMIX OR AN APPROVED EQUIVALENT. TILL THOROUGHLY INTO PLANTING BEDS AND LAWN AREAS FOR A MINIMUM DEPTH OF 6 INCHES. REMOVE ROCKS AND DEBRIS LARGER THAN 1 INCH. SEE SOIL AMENDMENT NOTE BELOW.
- COVER ALL TREE, SHRUB AND GROUND COVER PLANTING AREAS WITH A 3-INCH MINIMUM THICKNESS OF MULCH.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE PORTION OF THIS PROJECT DURING CONSTRUCTION AND FOR A MINIMUM OF 30 DAYS AFTER FINAL ACCEPTANCE. THIS WORK SHALL TAKE THE FORM OF WATERING WHERE NECESSARY, DEBRIS PICKUP, WEEDING AND ANY PRUNING NEEDED TO KEEP THE LANDSCAPE IN FIRST CLASS CONDITION.
- ALL PLANT MATERIAL SHALL BE IN GOOD GROWING CONDITION AT THE TIME OF PLANTING AND SHALL BE GUARANTEED FOR ONE FULL YEAR OR UNTIL THE NEXT GROWING SEASON (WHICHEVER TIME PERIOD IS LONGER) AFTER FINAL ACCEPTANCE. ANY REPLACEMENT PLANT MATERIAL REQUIRED SHALL BE EXACTLY THE SAME AS ORIGINALLY SPECIFIED AS TO TYPE AND SIZE. THE CONTRACTOR SHALL RE-DO ANY TREE STAKING AS IS APPROPRIATE DURING THIS TIME PERIOD.
- DIG, PACK, TRANSPORT AND HANDLE ALL PLANTS WITH CARE TO ENSURE PROTECTION FROM INJURY. STORE PLANTS IN THE MANNER NECESSARY TO ACCOMMODATE THEIR HORTICULTURAL REQUIREMENTS. HEEL-IN PLANTS AND IRRIGATE AS NEEDED TO KEEP FROM DRYING OUT.
- INSTALL APPROPRIATE TRANSPLANTER FERTILIZER TO ALL PLANTING PITS AS SPECIFIED BY MANUFACTURER.
- STAKE ALL TREES AS SHOWN IN DETAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS TO ENSURE THEIR SURVIVAL UNTIL FINAL ACCEPTANCE AND/OR IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATIONAL.



SHRUB PLANTING
NO SCALE



NOTE: SEE PLANTING PATTERN

GROUND COVER PLANTING
NO SCALE

FERTILIZER - PLACE PRIOR TO BARK MULCH APPLICATION.

1/2" DIA. BLACK RUBBER HOSE LOCATE HALFWAY UP TREE

12 GA. GUYING WIRES 2 STRAND TWIST

2" BARK MULCH

FORM SAUCER WITH 3" CONTINUOUS RIM

PLANT SO THAT TOP OF ROOT BALL IS LEVEL WITH THE FINISHED GRADE

CUT AND REMOVE ALL WRAPPING AND BURLAP

WATER & TAMP POCKETS TO REMOVE AIR POCKETS. SEE SPECIFIED PLANTING MIX.

SCARIFY TO 4" DEPTH

2X4X 3'-0" STAKES (3/TREE) SPACE EVENLY
6" MIN.
VARIES
ROOT BALL + 12"

CONIFEROUS TREE STAKING DETAIL
NO SCALE

3-2"x2" STAKES DRIVE (MIN 2') FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

PLANT SO THAT TOP OF ROOT BALL IS LEVEL WITH THE FINISHED GRADE

2 STRAND TWISTED 12 GAUGE GAL. WIRE ENCASED IN 2" DIA. RUBBER HOSE

FERTILIZER - PLACE PRIOR TO BARK MULCH APPLICATION.

BARK MULCH - 2" LAYER FEATHER TO TREE TRUNK.

FORM SAUCER WITH 3" CONTINUOUS RIM

CUT AND REMOVE ALL WRAPPING AND BURLAP

WATER & TAMP POCKETS TO REMOVE AIR SEE SPECIFIED PLANTING MIX.

3" TAMPED TOPSOIL SCARIFY TO 4" DEPTH
2 X BALL DIA.

DECIDUOUS TREE STAKING DETAIL
NO SCALE

BY	CHK	
SRK	LEF	
SRK	LEF	
SRK	LEF	
NO	DATE	REVISION
1	8/28/21	SITE PLAN REVISIONS
2	1/5/22	PER CITY REVIEW
3	1/16/22	PER CITY REVIEW
DESIGN GROUP		
JOHN E. RUBENKOWIG, ASLA		
PROJECT MANAGER		
JOHN E. RUBENKOWIG, ASLA		
DESIGNED		
SRK		
CADD		
JOHN E. RUBENKOWIG, ASLA		
CHECKED		
SRK		
DATE		
02/05/2022		
FILE NAME		
CAREY_LS.DWG		

LANDSCAPE NOTES & DETAILS

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